

PRE-LEASING

Sharpe Square

820 Motter Ave. | Frederick, MD 21701

|||||
FREDERICK
COMMERCIAL
REAL ESTATE



Ground Level Office/Retail
near Frederick Memorial Hospital

CHRIS KLINE JR. | BROKER OF RECORD

MOBILE 301.401.4106 | OFFICE 240.457.4802

ckline@FredCommercial.com | www.Frederick-Commercial.com

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PROPERTY OVERVIEW

Available bays ranging from 1,413 sq. ft. to 10,000 sq. ft.

Zoned: MU2 mix use for office/retail/employment

Lot size 2.8 acres

Lease price \$16 NNN/ sq. ft.

FEATURES

New construction delivered as cold dark shell

Tenant allowance available based on deal terms

Street frontage on Motter Ave.

Dedicated surface parking onsite and street parking along Motter Ave.

86 age restricted rental units on 2nd, 3rd and 4th floors

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*NOTE: THE STATEMENTS AND FIGURES CONTAINED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE BELIEVE AUTHORITATIVE.

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CITY OF FREDERICK DEMOGRAPHICS (ESRI 2017)

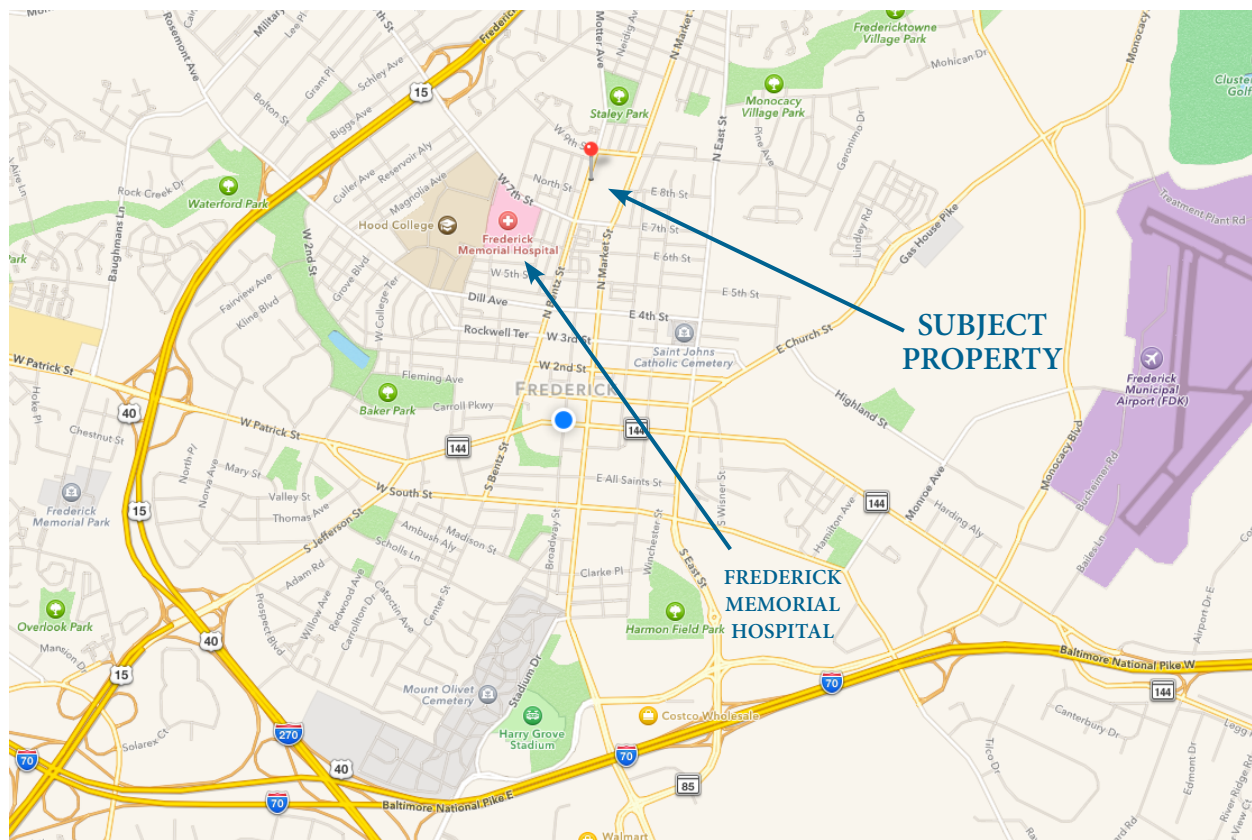
2017 Average Household Income: \$87,860 of which 32.2% are \$100,000+ earners

2017 Population: 71,868 (2022 Projected Pop. 75,858)

2017 Median Age: 36.4

FY2018 Real Property Taxes: (Per \$100 assessed value) \$1.78

25+ Population by Education:
22.5% Bachelor Degree, 16.5% Master Degrees



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